

28/05/2021  
C99gelg

## SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO1.

### RESIDENTIAL DEVELOPMENT PLAN

#### 1.0 Objectives

~~28/05/2021  
C99gelg~~ Proposed C106gelg ~~None specified~~ To ensure a coordinated approach to the provision of services for residential subdivision and development growth.

#### 2.0 Requirement before a permit is granted

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None specified.

#### 3.0 Conditions and requirements for permits

~~28/05/2021  
C99gelg~~ Proposed C106gelg ~~Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider~~ The following conditions and/or requirements apply to permits :

- ~~The capacity of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.~~  
The provision of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.
- The provision of reticulated water and sewerage and underground reticulated electricity to residential development.  
~~The availability of reticulated water and sewerage and underground reticulated electricity to residential development.~~
- The servicing of any residential development with sealed roads and underground stormwater drainage.  
~~The ability of any residential development to be serviced with sealed roads and underground stormwater drainage.~~

#### 4.0 Requirements for development plan

~~28/05/2021  
C99gelg~~ Proposed C106gelg A development plan must include the following requirements:

- The relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses.
- Any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- Appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- The staging and anticipated timing of development.
- An overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
- Suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas.